

3.1 Residential Development Scenarios

The four residential development scenarios were developed using the existing residential development codes for the City of Lincoln. The residential lot size was assumed to be a minimum of 5,000 square feet with a minimum lot width of 50 feet and a street right of way (R.O.W.) of 60 feet. These assumptions were consistent with the current code for residential development R-4. The community unit plan (CUP) development layout was developed based on the current City zoning ordinance for a CUP. The CUP layout assumed a maximum density of 20 units/acre and a street R.O.W. of 60 feet. Appendix A provides a table that lists the development layout assumptions.

Because the development area was hypothetical, the residential development layouts were intended to represent a general site and do not include more complex lot layouts that could be considered for a specific site. The development layout parameters were consistent between floodplain management alternatives to accurately compare the economic impacts to new development for the four management alternatives.

The economic impacts of implementing the various floodplain alternatives were based on a cost per parcel to develop the site. Building costs were not considered in this analysis because the type, size, and finish of a building are driven by market factors and location that could not be determined for a hypothetical development site. The development costs included cost to purchase the property (58 acres) and the infrastructure cost to construct streets, sewer and water mains, and electrical service. The property and infrastructure costs were based on typical urban residential development costs for the Midwest.